



**Well Lane, Rothwell, Kettering NN14 6DQ**



**welcome to**

## **Well Lane, Rothwell Kettering**

Located right in the centre of the popular market town of Rothwell is this immaculate two bedroom apartment benefiting from all local amenities such as fabulous restaurants, shops and bars and good transport links via the nearby A14. This beautifully presented two bedroom apartment features an entrance hall with doors to the two double bedrooms, generous open-plan living area with fitted kitchen offering a range of built in appliances and the bathroom. The property also benefits from double glazing throughout, gas central heating, secure gated private underground parking and pretty communal gardens.



### **Entrance Hall**

Intercom handset, doors to all rooms and radiator.

### **Kitchen**

22' 9" x 16' 1" ( 6.93m x 4.90m )

Fitted kitchen comprising of wall and base units with work surfaces over, stainless steel sink and drainer unit, integral dishwasher, oven, gas hob with extractor fan over, two radiators and two double glazed windows to the front aspect.

### **Bedroom One**

12' 1" x 9' ( 3.68m x 2.74m )

Double glazed window to the front aspect and radiator.

### **Bedroom Two**

12' 8" x 6' 9" ( 3.86m x 2.06m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Suite comprising of bath with shower over, low level WC, wash hand basin, fully tiled to walls and floor and extractor fan.



***view this property online*** [williamhbrown.co.uk/Property/RWL107286](http://williamhbrown.co.uk/Property/RWL107286)



**welcome to**

## **Well Lane, Rothwell Kettering**

- Two Double Bedrooms
- Beautiful Throughout
- Secure Gated Parking
- Communal Gardens
- Double Glazing

Tenure: Leasehold EPC Rating: B

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RWL107286](https://williamhbrown.co.uk/Property/RWL107286)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
RWL107286 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01536 418888**



[rothwell@williamhbrown.co.uk](mailto:rothwell@williamhbrown.co.uk)



2 Market Hill, Rothwell, KETTERING,  
Northamptonshire, NN14 6EP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**